

**COMMERCIAL UNIT, WALTON MANOR,
SOUTH OF GROVEWAY,
MILTON KEYNES, MK7 7EZ**



BUSINESS SPACE TO LET ON FLEXIBLE TERMS FROM EARLY 2027

758 SQ FT GROUND FLOOR COMMERCIAL UNIT

Walton Manor is a new development of 174 residences and the commercial unit provides an opportunity to utilise a ground floor unit for a variety of commercial uses within Class E of the Use Classes Order.



For further information please contact:

Joss Burrows

M: 07342 341727

E: jossburrows@brayfoxsmith.com

Rob Bray

M: 07768 800 280

E: robbay@brayfoxsmith.com

brayfoxsmith.com

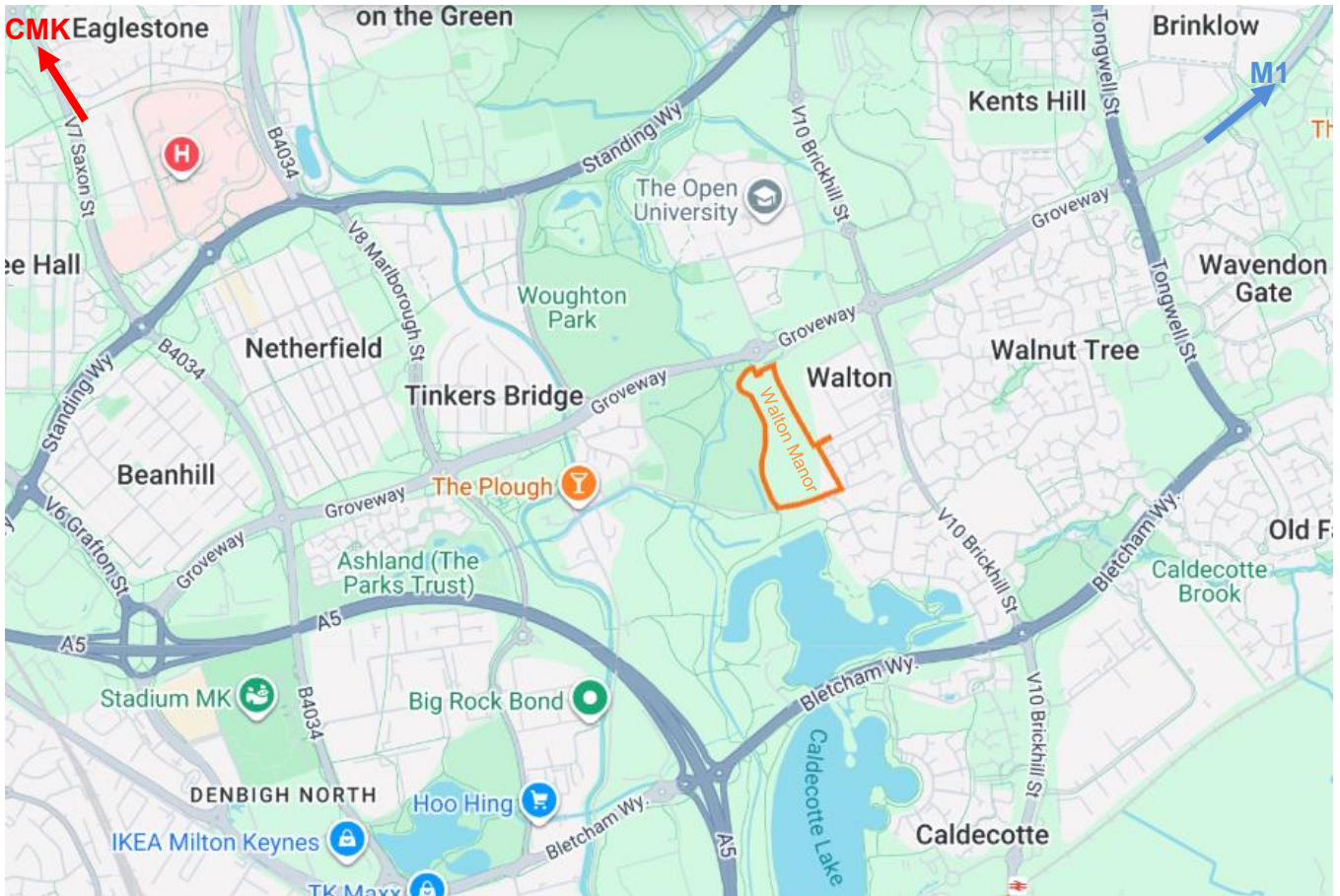
COMMERCIAL UNIT, WALTON MANOR, SOUTH OF GROVEWAY, MILTON KEYNES, MK7 7EZ

Location

Walton Manor is to the south-east of Central Milton Keynes in close proximity to The Open University, Stadium MK and Milton Keynes University Hospital.

Caldecotte Lakes lie to the immediate south with numerous water based and waterside leisure activities.

M1 junctions 13 & 14 are a short drive to the east of the development and the A5 only 1.5 miles to the west.



STADIUM MK

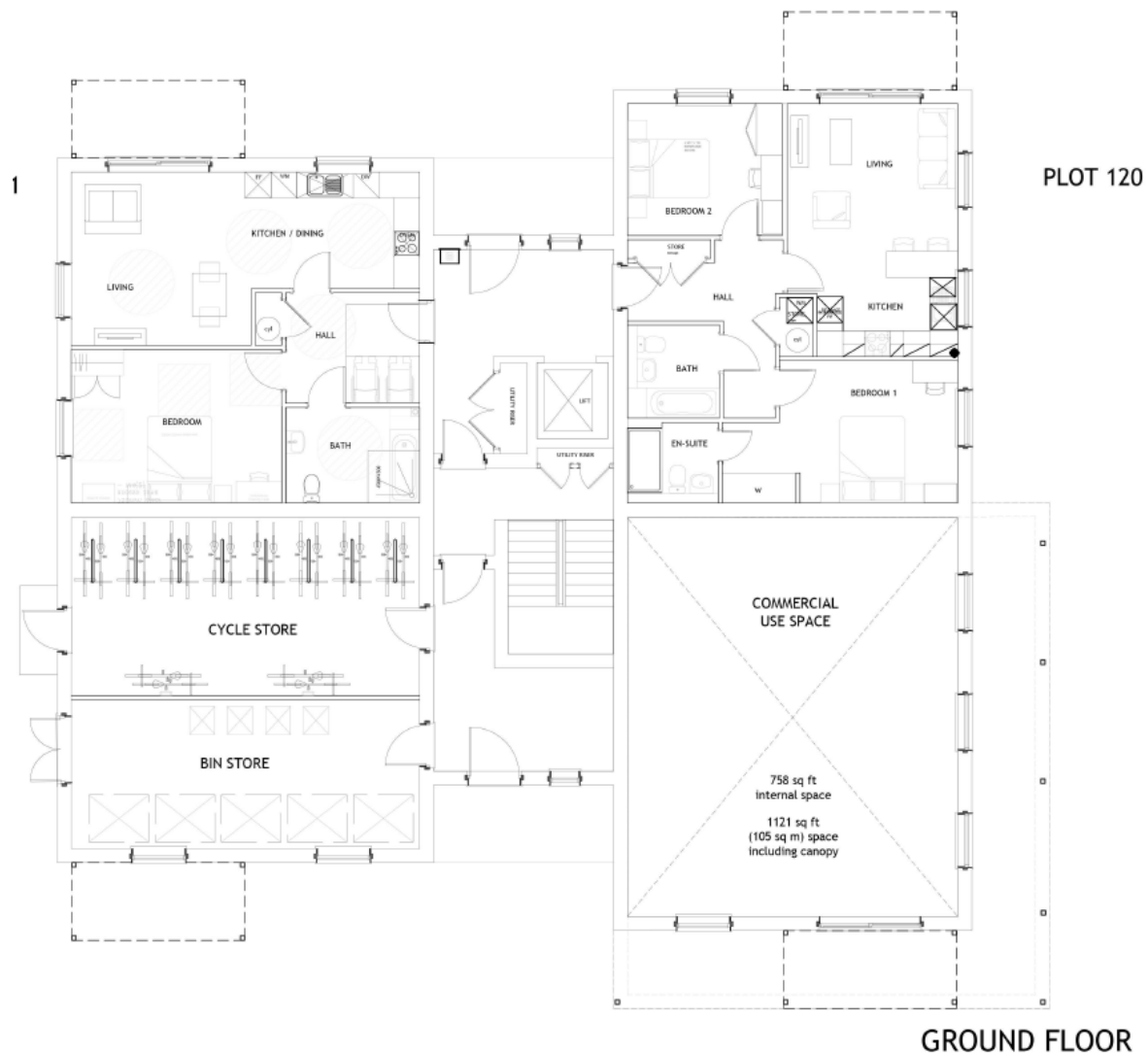


Milton Keynes University Hospital



The Scheme





EPC

To be assessed.

VAT

The property will be elected for VAT purposes and therefore VAT will be payable on the rent or purchase price.

RENT

On application.

BUSINESS RATES

The unit has not yet been assessed for business rates and interested parties should make their own enquiries on the likely rates payable.

VIEWING

Strictly by appointment through the sole agent although the scheme itself will not be finished until 2027.